

# Memorandum



**Date:** April 25, 2012  
**To:** Distribution  
**From:** Earl Jones, Deputy Clerk  
**Subject:** Resolutions

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Attached are resolution Z-11-12 and the list from the Board of County Commissioners meeting on April 19, 2012.

**Please note that resolution Z-4-12 was submitted earlier.**

**Please also note that resolutions Z-5-12 through Z-10-12 will be distributed at a later date.**

Any missing resolutions must be reported to this office (ext. 2129) no later than five (5) days from the date of this memo.

## Attachments

**Distribution:** Agenda Coordinator's Office - MDC - 11th Floor  
Clerk of the Board – Nelson Diaz, MDC -17th Floor \*  
Property Appraiser – Eugenio Alonso/Angela Hall, MDC - 8th Floor

CLERK OF THE BOARD  
2012 APR 25 PM 3:20  
MIAMI-DADE COUNTY, FLA.  
#1



## BOARD OF COUNTY COMMISSIONERS

Hearing Date: APRIL 19, 2012

**I The Board took the following action on the items listed below**

12-5-CC-6	THE DIRECTOR OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS DEPARTMENT Approved per staff's recommendation	12-18  Z-10-12	36-53-36
12-5-CC-7	FONTAINBLEAU LAKES LLC ET AL. Approved as per staff's recommendation and waive the refiling period	12-19 Z-11-12	04-54-40
12-2-CC-1	SOUTHWEST DADE TRUST COMMUNITY DEVELOPMENT CORP. Approved as per staff's recommendation	11-89 Z-4-12	18-56-40
12-4-CC-1	THE DIRECTOR OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS DEPARTMENT Approved per staff's recommendation	12-11 Z-5-12	06-53-40
12-4-CC-2	THE DIRECTOR OF PERMITTING, ENVIRONMENT AND ECONOMIC ENHANCEMENT DEPARTMENT Approved per staff's recommendation	12-12 Z-6-12	05-55-39



**BOARD OF COUNTY COMMISSIONERS**

**Hearing Date: APRIL 19, 2012**

12-4-CC-3	THE DIRECTOR OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS DEPARTMENT Approved per staff's recommendation	12-15  Z-7-12	31-53-41
12-4-CC-4	THE DIRECTOR OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS DEPARTMENT Approved per staff's recommendation	12-16  Z-8-12	35-54-40
12-5-CC-5	THE DIRECTOR OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS DEPARTMENT Approved per staff's recommendation	12-17  Z-9-12	34-51-41

Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

## RESOLUTION NO. Z-11-12

WHEREAS, FONTAINBLEAU LAKES LLC, ET AL applied for the following:

- (1) UNUSUAL USE to permit the filling of two lakes.
- (2) MODIFICATION of Condition #2 & #22 of Resolution No. Z-26-09, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Fontainebleau Retail Development,' as prepared by Leo A. Daly, and plans entitled 'West Flagler Commercial Development,' as prepared by Witkin Hults Design Group, stamped received 7/07/09 consisting of 16 sheets and 2 sheets entitled 'Lake Excavation Plan' as prepared by Milian, Swain & Assocs., Inc. dated stamped received 8/19/09 for a total of 18 sheets." Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further substantial compliance or public hearing action."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'La Plaza Flagler,' as prepared by Barrera Architecture, dated stamped received 02/06/12, consisting of 15 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further substantial compliance or public hearing action."

FROM:

"22. That the development of the Property shall not exceed a total of 240,000 square feet of retail space under the proposed "Business and Office" land use designation."

TO:

"22. That the development of the Property shall not exceed a total of 235,000 square feet of retail space."

- (3) DELETION of (i) Declaration of Restrictions Recorded at Official Records Book 24467, Pages 3173-3181, (ii) First Modification of Declaration of Restrictions Recorded in Official Records Book 24467, Pages 3173, Recorded in Official Records Book 27111, Pages 1259-1283, and (iii) Second Modification of Declaration of Restrictions Recorded on Official Records Book 24467, Pages 3173-3181 Recorded in Official Records Book 27820, Pages 1535-1555 and re-recorded in Official Records Book 27903, Pages 704-724.



The purpose of requests #2 & #3 is to allow the applicants to submit a new site plan showing a reduction in the amount of commercial building square footage and provide a different site layout, and to remove the commercial development described as Exhibit "A" from certain covenants and resolutions that are tied to the previously approved commercial and residential development.

- (4) NON-USE VARIANCE to waive the 6' high dissimilar land use buffer wall/fence along portions of the north property line.

REQUESTS #1- #4 ON EXHIBIT 'A'.

The aforementioned plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs or its successor department. Plans may be modified at public hearing.

EXHIBIT "A": All of Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 1, all of Tract "F", a portion of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2 and a portion of Tracts "D", "E", "G", "H", "L" and "P" of Fontainebleau East, Plat Book 168, Page 26, being more particularly as follows: Commence at the Southeast corner of said Tract "D" on the North right-of-way line of West Flagler Street; thence South  $89^{\circ}42'20''$  West on the South line of Said Tract "D" and on said North right-of-way line 48.04 feet to the Point of Beginning; thence North  $00^{\circ}13'59''$  East 526.51 feet; thence North  $11^{\circ}29'59''$  East 221.83 feet; thence North  $78^{\circ}30'01''$  West 587.00 feet; thence South  $35^{\circ}04'02''$  West 387.01 feet; thence South  $71^{\circ}58'56''$  West 611.63 feet; thence North  $61^{\circ}07'09''$  West 328.68 feet; thence South  $87^{\circ}21'52''$  West 233.71 feet; thence North  $68^{\circ}17'16''$  West 45.37 feet; thence South  $84^{\circ}40'50''$  West 46.95 feet; thence South  $79^{\circ}59'58''$  West 66.95 feet; thence North  $57^{\circ}56'58''$  West 37.64 feet; thence North  $32^{\circ}20'42''$  East 17.47 feet; thence North  $56^{\circ}53'49''$  West 407.67 feet; thence South  $33^{\circ}06'11''$  West 361.01 feet; thence South  $57^{\circ}56'58''$  East 184.68 feet; thence South  $57^{\circ}21'44''$  East 392.56 feet to a Point of Curvature of a circular curve, concave Southwesterly; thence Southeasterly on the Arc of said curve, with a radius of 25.00 feet, a central angle of  $77^{\circ}17'28''$  and an Arc distance of 33.72 feet to a Point of reverse curvature of a circular curve, concave Easterly; thence Southerly on the Arc of said curve, with a radius of 230.00 feet, a central angle of  $20^{\circ}13'25''$  and an Arc distance of 81.18 feet to a Point of Tangency; thence South  $00^{\circ}17'41''$  East 27.03 feet to a Point of Curvature of a circular curve, concave northwesterly; thence Southwesterly on the Arc of said curve, with a radius of 25.00 feet, a central angle of  $70^{\circ}25'31''$  and an arc distance of 30.73 feet to the most Southerly Southwest corner of said Fontainebleau East, said Point being on the North right-of-way line of West Flagler Street; thence North  $89^{\circ}42'20''$  East on the South line of tracts "E" and "D" and on said North right-of-way line 2,103.19 feet to the Point of Beginning. OVERALL PROPERTY: All of the blocks and tracts of Fontainebleau East as recorded in Plat Book 168, at Page 26 and all of the blocks and tracts of Fontainebleau West as recorded in Plat Book 166, at Page 45.

LOCATION: Lying North of West Flagler Street, south of State Road #836, west of NW 87 Avenue and east of NW 107 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. **Site Plan.** That the Property shall be developed substantially in accordance with the plans previously submitted, entitled 'La Plaza Flagler,' as prepared by Barrera Architecture, dated stamped received 02/06/12, consisting of 15 sheets.
2. **Pedestrian Connectivity.** That the Owner shall maintain an illuminated and landscaped pedestrian pathway, as shown on the attached Exhibit "B", that connects the Property to the adjacent parcels to the north of the Property, and to the proposed bicycle path and pedestrian walkway, landscaping and berm reflected in the Site Plan that runs along the northern boundary of the Property.
3. **Construction and Maintenance of Proposed Pedestrian and Bicycle Path.** That the Owner shall construct and maintain the proposed bicycle path and pedestrian walkway, landscaping and berm reflected in the Site Plan, as shown on the attached Exhibit "C". The proposed bicycle path and pedestrian walkway, landscaping and berm reflected in the Site Plan shall be maintained free of growth or accumulation of any grass, weeds, non-native undergrowth or other dead plants that exceeds the height of twelve (12) inches from the ground for more than twenty-five (25) percent of the area and refrain from the storage or maintenance of junk, trash, abandoned property or solid waste.
4. **Joinder by Adjacent Property Owners.** That the illuminated and landscaped pedestrian pathway, as shown on the attached Exhibit "B", and the proposed bicycle path and pedestrian walkway, landscaping and berm as shown on the attached Exhibit "C", are to be constructed on lands that are adjacent to, but not a part of the Property. The owners of such adjacent properties (the "Adjacent Property Owners") hereby join in this Declaration of Restrictions for the express purposes of ensuring that the Owner (i) shall be permitted to construct the improvements on the lands described on Exhibit "B" and Exhibit "C" and (ii) shall have perpetual, uninterrupted access to the lands described on exhibit "B" and Exhibit "C" for the maintenance of the improvements. Additionally, the Adjacent Property Owners agree and acknowledge that the improvements to be constructed on such lands, and access by the Owner for maintenance of those improvements, must remain in place for so long as this Declaration of Restrictions is in effect.
5. **Removal of Property from Prior Covenants.** That Following the removal of the Property from the 2006 Declaration, 2009 Declaration and 2011 Declaration by the execution of a separate covenant joined by all owners of the Overall Property, this 2012 Declaration shall govern the development of the Property and any further modifications to this 2012 Declaration will not require the inclusion of the Overall



Property in any subsequent zoning application, or the joinder by the owners or mortgagees of the Overall Property in any future Declaration of Restrictions.

6. **Limitation Height of Development.** That the maximum height permitted for the development of the Property shall be forty-five (45) feet and shall only be one (1) story in height.
7. **Hours of Operation.** That the maximum hours of operation for the hours of operation for the Property shall be 6:00 am to 12:00 am (Sunday through Thursday) and 6:00 am to 2:00 am (Friday and Saturday).
8. **Limitation on Uses.** That the uses on the Property shall be limited to those uses permitted under the BU-1(A) zoning district. Notwithstanding any possible rezoning, the following BU-1(A) uses shall not be permitted
  - a. Donated Goods Center;
  - b. Automobile Light Truck Sales;
  - c. Automobile Service Station;
  - d. Motorcycle Sales and Repairs;
  - e. Lawn Mower, Retail Sales and Service Centers;
  - f. Open Air Theater;
  - g. Skating Rinks;
  - h. Rental Truck Agencies;
  - i. Dance Halls;
  - j. Night Clubs;
  - k. Adult Entertainment.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested unusual use to permit the filling of two lakes on Exhibit 'A' (Item #1), the requested modification of Condition #2 & #22 of Resolution No.

Z-26-09, passed and adopted by the Board of County Commissioners Exhibit 'A' (Item #2), the requested DELETION of (i) Declaration of Restrictions Recorded at Official Records Book 24467, Pages 3173-3181, (ii) First Modification of Declaration of Restrictions Recorded in Official Records Book 24467, Pages 3173, Recorded in Official Records Book 27111, Pages 1259-1283, and (iii) Second Modification of Declaration of Restrictions Recorded on Official Records Book 24467, Pages 3173-3181 Recorded in Official Records Book 27820, Pages 1535-1555 and re-recorded in Official Records Book 27903, Pages 704-724 on Exhibit 'A' (Item #3), the requested non-use variance to waive the 6' high dissimilar land use buffer wall/fence along portions of the north property line would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and that the requested unusual use (Item #1) would not have an adverse impact upon the public interest and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve Items #1 through 4, was offered by Commissioner Sen. Javier D. Souto, seconded by Commissioner Rebecca Sosa, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	absent	Barbara J. Jordan	aye
Lynda Bell	aye	Jean Monestime	absent
Esteban Bovo, Jr.	aye	Dennis C. Moss	aye
Jose "Pepe" Diaz	aye	Rebecca Sosa	aye
Audrey M. Edmonson	aye	Sen. Javier D. Souto	aye
Sally A. Heyman	absent	Xavier L. Suarez	aye
	Joe A. Martinez		aye



*NOW THEREFORE BE IT RESOLVED* by the Board of County Commissioners, Miami-Dade County, Florida, that the requested be and the same are hereby approved, subject to the following conditions:

1. That this resolution supersedes Resolution No. Z-26-09 only as it applies to Exhibit "A" the retail tract, and provided however, that all other conditions of Resolution No Z-26-09 shall remain in full force and effect on the remainder of the subject.
2. That the applicants submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.
3. That the use be established and maintained in accordance with the approved plan.
4. That the maximum hours of operation for the commercial parcel, Exhibit "A" shall be 6:00am to 12:00am (Sunday – Thursday) and 6:00am to 2:00am (Friday – Sunday).
5. That the Owner shall maintain a pedestrian path connecting the proposed commercial development to the abutting pedestrian pathway and the existing neighboring residential developments and that the pathway shall be illuminated and landscaped to assure pedestrian connectivity of the adjacent parcel to the property.
6. That no portion of the property subject to the approved exaction fill plan and permit shall be transferred without the approval of the Director, unless the filling of the subject excavation has been completed in accordance with the excavation fill plan and permit for the fill project and unless the bond has been released.
7. That the applicants comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda that are part of the record of this recommendation and are incorporated herein by reference.
8. That no fill be permitted within the adjacent rights-of-way.
9. That the applicant shall obtain all permits required by this Code and comply with all permit requirements and all applicable conditions of the Environmental Resources Division of the Permitting, Environment and Regulatory Affairs Department or its successor Department as well as the Public Works and Waste Management Department for the duration of the fill project.
10. That only such clean material as allowed by Chapter 24 of this Code and approved in writing by the Environmental resources Division of the Permitting, Environment and Regulatory Affairs Department or its successor Department, as set forth herein, shall be used in the fill project.

11. That any unacceptable fill material shall be stored in containers; shall not be permitted to remain on the project site for more than thirty (30) days; and shall not exceed a volume of forty (40) cubic yards.
12. That neither the clean fill material piles, nor the unacceptable fill material piles, nor the piles awaiting sorting shall be permitted to exceed a height of 10 feet above the applicable flood elevations for the property.
13. That the fill project shall meet all storm water management requirements of the Code of Miami-Dade County and the filled excavation or portion of excavation filled shall not exceed the applicable flood elevations for the property.
14. That if the fill project is discontinued, abandoned, falls behind schedule or time expires under the permit, the remaining excavation shall immediately be sloped to conform with the previously approved excavation plans and all equipment and concomitant uses shall be removed from the premises, unless an application to extend the time is filed with the Department prior to expiration of the approval and provided that good cause is demonstrated as to the delay in completing the filling of the excavation. In no event shall such extension allow the fill project to continue beyond three (3) years after issuance of permit.
15. That the deadline date for the completion of the fill project, including final closure and completion of all tasks set forth in the approved plans and permit shall be determined by the Director and established in the permit. All authorized work shall be carried on continuously and expeditiously so that the filling will be completed within the allocated time, but in no event for any more than three (3) years from issuance of the CU permit.
16. That upon completion of the project, the property shall be restored and left in an acceptable condition meeting with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department.
17. That the hours of the lake fill operation shall be controlled by the Director.
18. That the grading, levelling, sloping of the banks and perimeter restoration shall be on a progressive basis as the project develops and the lake fill operation progresses. In accordance with this requirement, the applicants shall submit "as built" surveys prepared and sealed by a Florida licensed surveyor and/or professional engineer at one-fourth, one-half, three fourths and final completion of the lake fill operation or at six months intervals, whichever is of a lesser duration, or upon request of either the Environment Resources Division of the Permitting, Environment and Regulatory Affairs Department or its successor Department when it appears that the lake fill is proceeding contrary to approved plans.
19. That the property shall be staked to meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department; said stakes shall be maintained in proper position so that the limits of the lake fill, slopes and grade levels may be easily determined.



20. That if in the opinion of the Director the Lake fill the lake fill is hazardous to the surrounding area, the hazardous area shall be fenced in, or otherwise protected, by the applicants as directed by the Director.
21. That all Federal, State and local permits be obtained prior to commencement of the Lake Fill. In the event that any Federal, State or local permit is revoked or otherwise held to be invalid, the Lake Fill operation shall immediately cease.
22. That any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the conditions herein agreed to are being complied with.

*BE IT FURTHER RESOLVED* that the requested modification of Condition #2 & #22 of Resolution No. Z-26-09, passed and adopted by the Board of County Commissioners Exhibit 'A' (Item #2), shall read as follows:

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'La Plaza Flagler,' as prepared by Barrera Architecture, dated stamped received 02/06/12, consisting of 15 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further substantial compliance or public hearing action.
22. That the development of the Property shall not exceed a total of 235,000 square feet of retail space.

*BE IT FURTHER RESOLVED* that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.



The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Permitting Environment or Regulatory Affairs Department or its Successor.

***THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED*** this <sup>nd</sup> day of , 2012, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 12-4-BCC-7

ej

HARVEY RUVIN, Clerk  
Board of County Commissioners  
Miami-Dade County, Florida

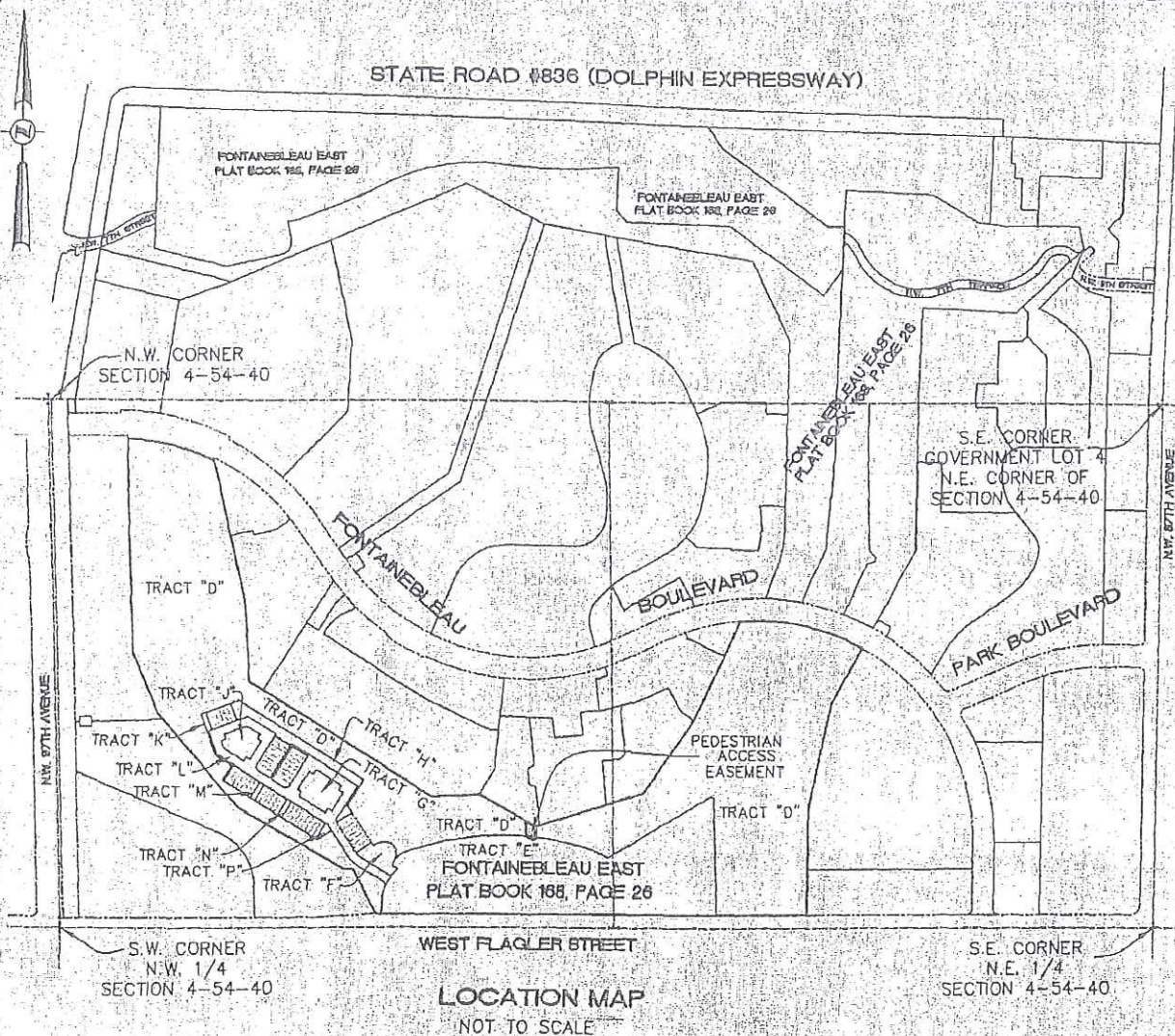
By CHRISTOPHER AGRIPPA  
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 25<sup>TH</sup> DAY OF APRIL, 2012.



B

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: [surveys@pullcandsurveyors.com](mailto:surveys@pullcandsurveyors.com) CERTIFICATE OF AUTHORIZATION LB#3870



FILE: FLAGLER SHOPPING CENTER HOLDINGS

SCALE: N/A

ORDER NO: 54396E

DATE: 2/23/12

# PEDESTRIAN ACCESS EASEMENT

MIAMI-DADE COUNTY, FLORIDA

FOR: LA PLAZA AT FLAGLER

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 THROUGH 3

☒ JOHN F. POLICE, PROFESSIONAL SURVEYOR AND MAPPER LS269  
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136





SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com) CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: (PEDESTRIAN ACCESS EASEMENT)**

A PORTION OF TRACTS "D" AND "E", FONTAINEBLEAU EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHERLY CORNER OF SAID TRACT "D", ALSO BEING THE SOUTHWEST CORNER OF TRACT "A", "PARKVIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGE 39, OF SAID PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 61°07'08" EAST ALONG A NORTHERLY LINE OF SAID TRACT "D", ALSO BEING THE SOUTH LINE OF SAID TRACT "A" 263.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 61°07'08" EAST ALONG SAID NORTHERLY LINE AND SAID SOUTH LINE 57.10 FEET; THENCE SOUTH 00°00'00" EAST 59.23 FEET; THENCE SOUTH 71°58'56" WEST 13.82 FEET; THENCE NORTH 61°07'09" WEST 42.09 FEET; THENCE NORTH 00°00'00" WEST 70.76 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 3,462 SQUARE FEET.

FILE: FLAGLER SHOPPING CENTER HOLDINGS

SCALE: N/A

ORDER NO.: 54396E

DATE: 2/23/12

PEDESTRIAN ACCESS EASEMENT

MIAMI-DADE COUNTY, FLORIDA

FOR: LA PLAZA AT FLAGLER

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 THROUGH 3

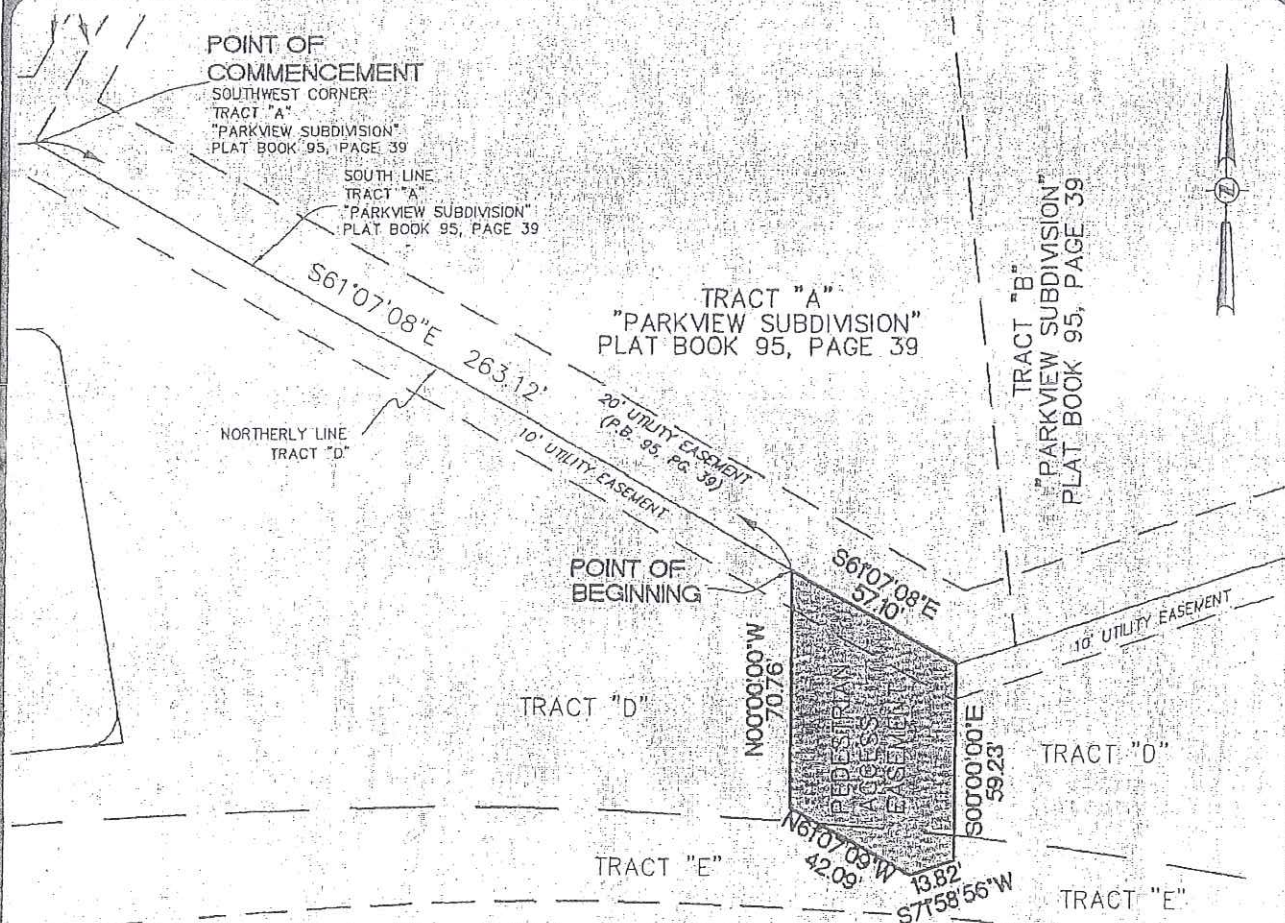




SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@puliceandsurveyors.com • CERTIFICATE OF AUTHORIZATION LB#3870



NOTES:

- 1) BEARINGS ARE BASED ON A NORTH LINE OF TRACT "D", BEING S61°07'08"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: FLAGLER SHOPPING CENTER HOLDINGS

SCALE: 1"=50'

ORDER NO.: 54396E

DATE: 2/23/12

PEDESTRIAN ACCESS EASEMENT

MIAMI-DADE COUNTY, FLORIDA

FOR: LA PLAZA AT FLAGLER

SHEET 3 OF 3

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 THROUGH 3

LEGEND:

CL CENTERLINE  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
PG. PAGE



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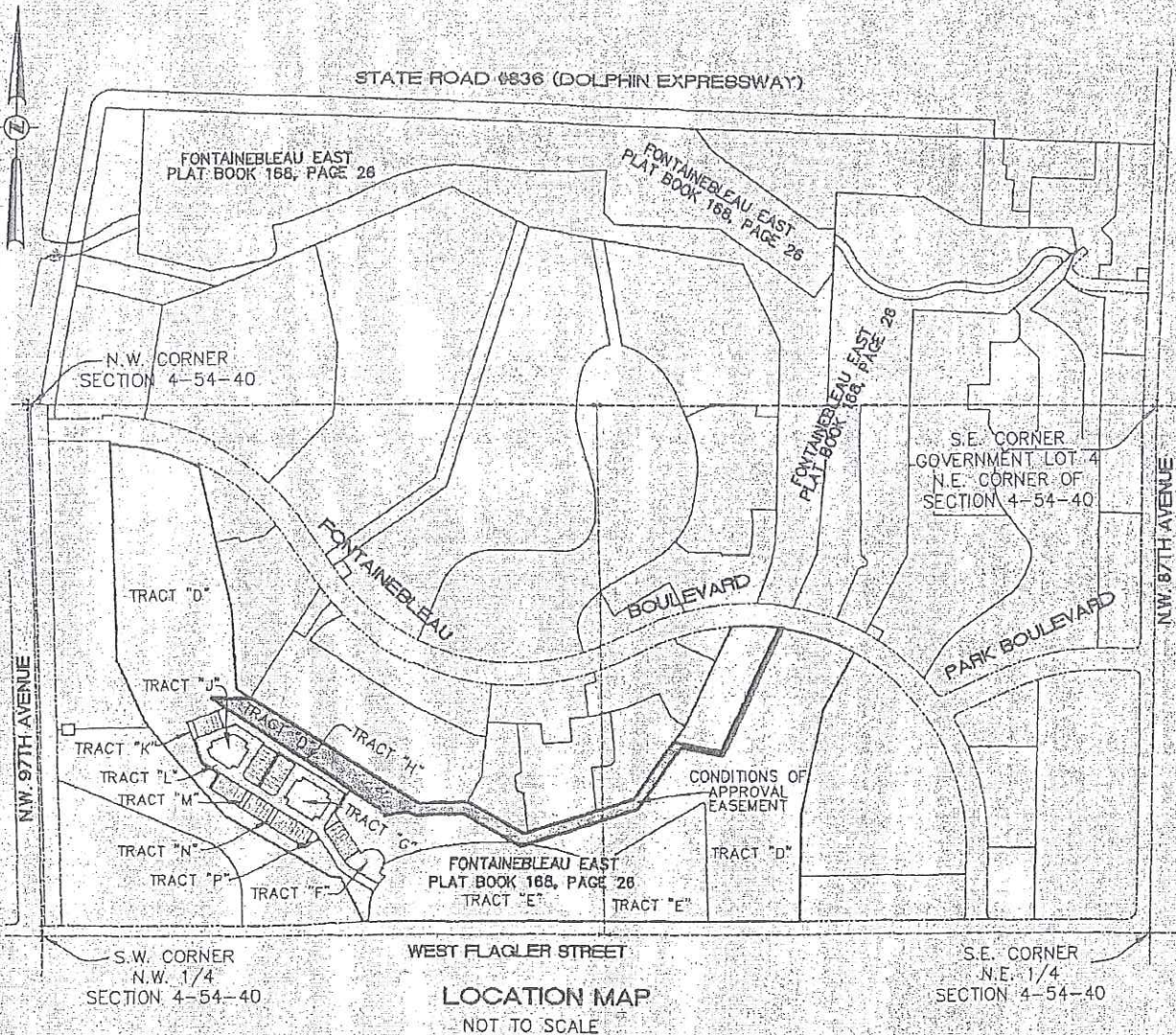

 SKETCH AND LEGAL DESCRIPTION  
BY

**PULICE LAND SURVEYORS, INC.**

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E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: FLAGLER SHOPPING CENTER HOLDINGS

SCALE: N/A

ORDER NO.: 54396H

DATE: 3/6/12


CONDITIONS OF APPROVAL EASEMENT

MIAMI-DADE COUNTY, FLORIDA

FOR: LA PLAZA AT FLAGLER

SHEET 1 OF 4

 THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 THROUGH 4,  
INCLUSIVE

  
☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136





SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

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SUNRISE, FLORIDA 33351

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E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com) CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: (CONDITIONS OF APPROVAL EASEMENT)**

A PORTION OF TRACTS "D", "E", AND "H", FONTAINEBLEAU EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY NORTHWEST CORNER OF SAID TRACT "D" BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINEBLEAU BOULEVARD, ALSO BEING THE MOST NORTHERLY CORNER OF TRACT "A", "PARKSIDE SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 60, OF SAID PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHERLY WHOSE RADIUS POINT BEARS SOUTH 04°19'27" EAST; THENCE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE MOST EASTERLY NORTH LINE OF TRACT "D" AND ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1090.92 FEET, A CENTRAL ANGLE OF 12°12'08" FOR AN ARC LENGTH OF 232.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1090.92 FEET, A CENTRAL ANGLE OF 01°05'38" FOR AN ARC LENGTH OF 20.83 FEET; THENCE SOUTH 24°37'46" WEST 687.67 FEET; THENCE NORTH 78°30'01" WEST 209.18 FEET; THENCE SOUTH 35°04'02" WEST 365.19 FEET; THENCE SOUTH 71°58'56" WEST 611.63 FEET; THENCE NORTH 61°07'09" WEST 328.68 FEET; THENCE SOUTH 87°21'52" WEST 233.71 FEET; THENCE NORTH 68°17'16" WEST 45.37 FEET; THENCE SOUTH 84°40'50" WEST 46.95 FEET; THENCE SOUTH 79°59'58" WEST 66.95 FEET; THENCE NORTH 57°56'58" WEST 37.64 FEET; THENCE NORTH 32°20'57" EAST 17.47 FEET; THENCE NORTH 56°53'49" WEST 993.42 FEET; THENCE NORTH 90°00'00" EAST 195.78 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PLAT; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID NORTHERLY LINE: 1) SOUTH 57°56'57" EAST 977.86 FEET; 2) NORTH 87°21'53" EAST 239.25 FEET; 3) SOUTH 61°07'08" EAST 320.91 FEET; 4) NORTH 72°27'15" EAST 570.54 FEET; 5) NORTH 34°51'44" EAST 342.50 FEET; THENCE SOUTH 78°30'01" EAST 236.09 FEET; THENCE NORTH 24°37'46" EAST 665.98 FEET TO THE POINT OF BEGINNING.  
SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 219,989 SQUARE FEET.

FILE: FLAGLER SHOPPING CENTER HOLDINGS

SCALE: N/A

ORDER NO: 54396H

DATE: 3/6/12

CONDITIONS OF APPROVAL EASEMENT

MIAMI-DADE COUNTY, FLORIDA

FOR: LA PLAZA AT FLAGLER

SHEET 2 OF 4

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 THROUGH 4,  
INCLUSIVE

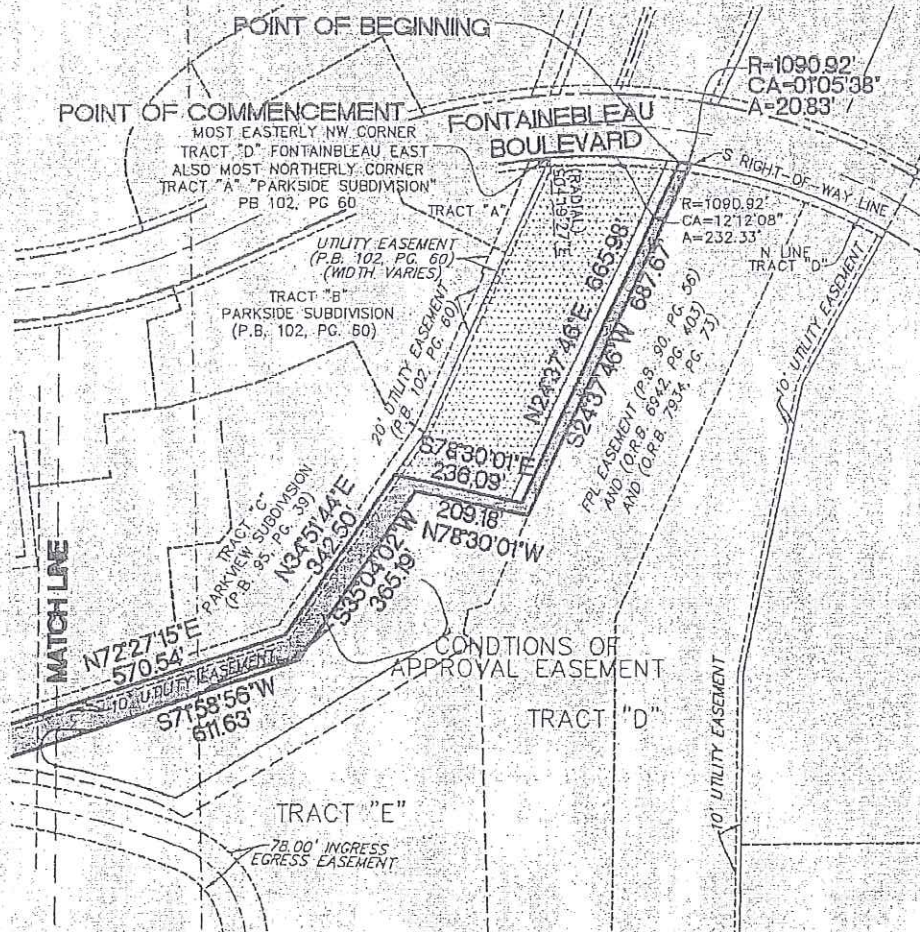




SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com) CERTIFICATE OF AUTHORIZATION LB#3870



NOTES:

- 1) BEARINGS ARE BASED ON A WEST LINE OF TRACT "D", BEING S24°37'46"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: FLAGLER SHOPPING CENTER HOLDINGS

SCALE: 1"=300'

ORDER NO.: 54396H

DATE: 2/23/12

CONDITIONS OF APPROVAL EASEMENT

MIAMI-DADE COUNTY, FLORIDA

FOR: LA PLAZA AT FLAGLER

SHEET 3 OF 4

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 THROUGH 4

LEGEND:

☉	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
	CDD PROPERTY



CL	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
	CDD PROPERTY



**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

I, Deputy Clerk's Name, as Deputy Clerk for the Miami-Dade County Permitting, Environment and Regulatory Affairs Department or its successor as designated by the Director of the Miami-Dade County Permitting, Environment and Regulatory Affairs Department or its successor and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-11-12 adopted by said Board of County Commissioners at its meeting held on the 19<sup>th</sup> day of April, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 25<sup>th</sup> day of April, 2012.



\_\_\_\_\_  
Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Permitting, Environment and Regulatory  
Affairs Department or its successor

**SEAL**

